



SELLER'S AFFIDAVIT
(For Use with REO Only)

I, _____, (the "Seller"), in the sale of a residence to _____ (the "Purchaser(s)"), do hereby represent and warrant to the best of my knowledge as follows:

1. The residence is located within the County of _____, at _____
(County) (Address)
_____, California (the "Residence").
(City/Town)
2. The Residence is improved with a single family residence.
3. All of the land being sold with the Residence reasonably maintains the basic livability of the Residence, and to the best of my knowledge the Purchaser(s) do(es) not intend to subdivide such land.
4. a. The purchase price of the Residence as shown in the purchase contract is \$ _____.
- b. Neither the Purchaser(s) nor anyone else on their behalf has made any payment other than the amount shown in "a" to me or to any other person on my behalf, nor have they canceled any debt owed by me or by any person related to me in connection with this transaction.
- c. I have not entered into any agreement with the Purchaser(s) of the Residence pursuant to which any portion of the Residence has been left unfinished or any fixtures have been omitted or removed from the Residence in order to reduce the acquisition cost, and the Residence is sold "as is" to the Purchaser(s).
- d. The Purchaser(s) may be required to pay a pro rata share of current assessments.
5. The Residence has not been occupied by the Purchaser(s) during the Seller's period of ownership.
6. The Purchaser(s) intend to occupy the Residence as their principal place of residence.

I declare under penalty of perjury that the foregoing representations are true and correct.

Date: _____ **Place:** _____ **Signature:** _____
Print Name and Title: _____

Date: _____ **Place:** _____ **Signature:** _____
Print Name and Title: _____